



**BAST
COMMERCIAL GROUP**

The BAST Experience in Tampa Bay Real Estate

**14,245+ SF OF INDUSTRIAL WAREHOUSE
SPACE AT \$20,600.00 MONTHLY**

FOR LEASE

**9935 Race Track Rd
Tampa, FL 33626**

BAST COMMERCIAL GROUP

19006 FIRST STREET SW | LUTZ, FL 33548

PROPERTY FEATURES



14,245±SF



Industrial Space



Climate Controlled



3 Dock-High
Loading Doors



AADT Traffic Count:

Racetrack -20,400
& Hillsborough -54,000

Property Summary

FOR LEASE | 9935 Race Track Road | ±14,245 SF Industrial Warehouse

Lease Rate: \$15 SF/ \$2.35 Opex

Take advantage of this rare opportunity to lease a fully air-conditioned ±14,245 SF industrial warehouse in a prime Westchase location. Currently configured as an indoor basketball training facility, this versatile space is ready for your business or creative concept.

Property Highlights:

Air-conditioned warehouse space

3 dock-high loading doors + 1 ramp-level loading dock

Covered loading dock for all-weather access

19'-23' clear height ceilings

Reception area, private office & 2 ADA-compliant restrooms

Excellent location with access to major thoroughfares

This building is ideal for recreational use, creative studios, light industrial, distribution, or specialty business ventures.

Schedule your tour today!



John T Bast III I
Broker & Commercial Real
Estate Advisor
813-728-6757

john@bastcommercialgroup.com
www.bastcommercialgroup.com





Between W. Linebaugh & Hillsborough Ave



Zoning Information

Zoned: C1
Allowable Use: Warehouse
(Industrial)
Year built: 1988
Year Renovated: 2017
Lot Size: 1.766 Acres / 76,912 SF



Around the Neighborhood

Major Intersection: Race Track & Hillsborough
11 miles to the Tampa International Airport
>14 miles to St. Pete/Clearwater Airport



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Property Overview

Address:
9935 Race Track Rd
Oldsmar, FL

Land Area : 1.766 Acres

Year Built: 1988

Present Use: Warehouse
(Industrial) indoor baseball facility

Allowable Use: Industrial

For Lease: \$15 SF/YR CAM
\$2.35

Agent: John T. Bast III

Legal Description: CITY/MUNI/TWP:UNINCORPORATED
COUNTY SEC/TWN/RNG/MER:SEC 19 TWN 28S RNG 17E
COMM AT NW COR OF NW 1/4 RUN S 01 DEG 38 MIN 51
SEC W 330.17 S 87 DEG 40 MIN 32 SEC E 257.60 FT TO
POB CONT S 87 DEG 40 MIN 3 MAP REF:MAP 8 A

Location Description: Between W. Linebaugh &
Hillsborough Ave

Taxes: \$25,304.63 - 2022

Zoning: Warehouse (Industrial)

Land Use: C1

Flood Zone: X

Traffic Count: Race Track Road: 20,400
Hillsborough Ave - 54,000

Signage: YES

Showing Information: By appointment only, please call or text John Bast @ 813-728-6757

Notes: Take advantage of this rare opportunity to lease a fully air-conditioned ±14,245 SF industrial warehouse in a prime Westchase location. Currently configured as an indoor basketball training facility, this versatile space is ready for your business or creative concept.



Demographics



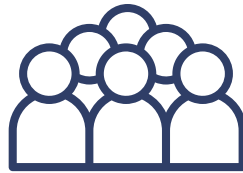
Average HH
Size



Median Age



Median HH
Income -
\$118,156



2022
Population -
31,936

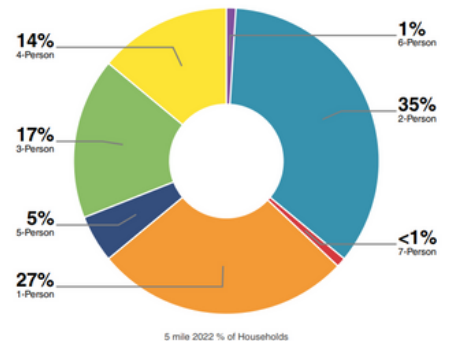
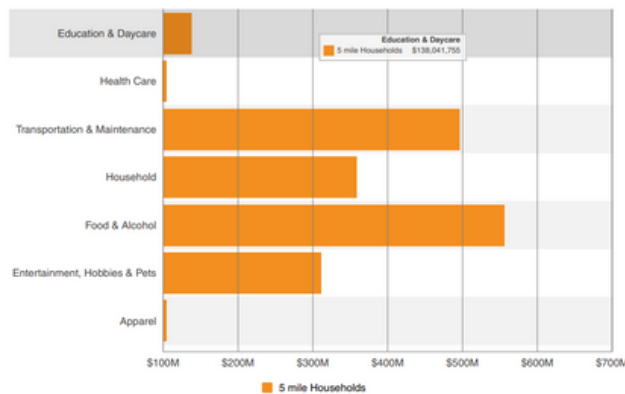


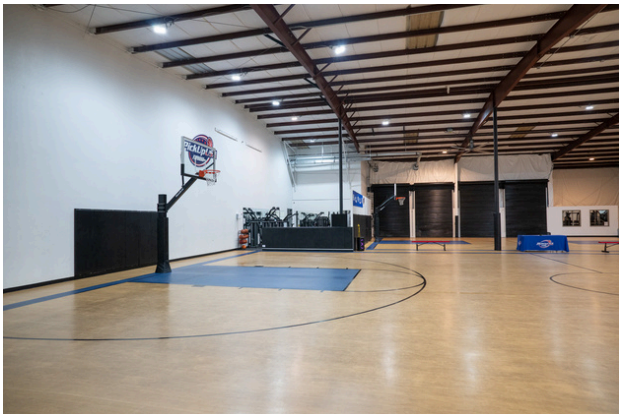
Leading Industry -
Professional/
Management/Financi
al Services

Consumer Spending

Currency: USD (\$)

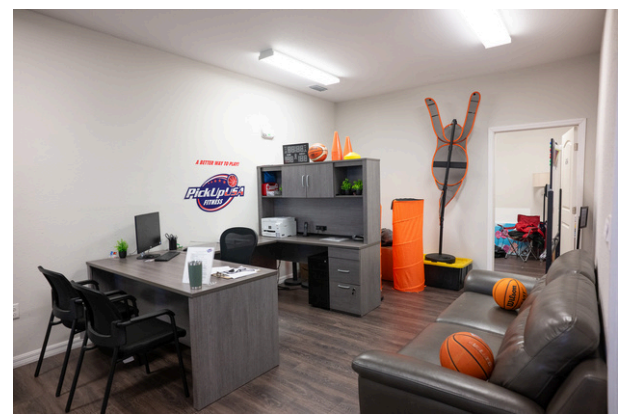
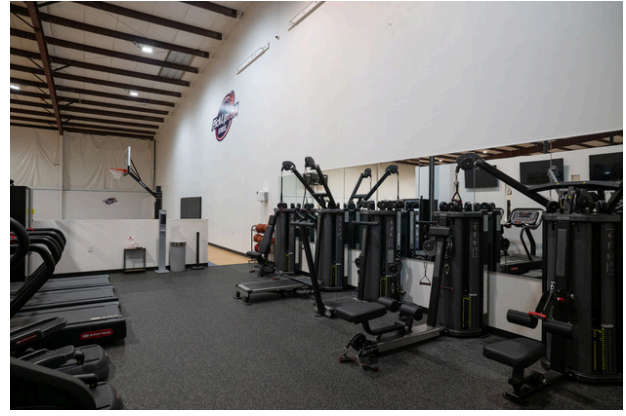
Household Size





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